

## Proposed Changes to Bulk Standards for R-1 and R-1 Residential Districts to Allow for Smaller Lot Detached Townhomes and to Simplify R-2 Standards

### Section 117-111. – R-1 Residential District

(a) Intent. The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the ~~2020~~ 2040 Metropolitan Urban Service Area (MUSA), ~~and rural developing, central rural reserve area, and rural preserve areas of the city.~~ All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the ~~2020~~ 2040 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the ~~rural preserve, rural developing and central rural preserve~~ areas shall be served with individual septic systems and wells.

(b) Permitted uses.

- (1) Single-family detached dwellings.
- (2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.
- (3) Public parks, municipal fire station.
- (4) Single-family/townhome units as part of a PUD located within the ~~2020~~ 2040 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in [section 117-112](#).
- (5) State-licensed group homes in accordance with state statutes.
- (6) Licensed home daycares in accordance with state statute.
- (7) Noncommercial horse boarding.
- (8) Home occupations as permitted by [section 117-351](#).
- (9) Accessory uses as permitted by [section 117-349](#).

(c) Uses permitted by conditional use permit.

- (1) Religious institutions.
- (2) Commercial horse boarding.
- (3) Commercial dog kennels.
- (4) Oversizing of accessory structure size.
- (5) Two-story accessory buildings.

- (6) Cemeteries.
- (7) Essential services.
- (8) Cell towers in Tower Overlay District.
- (9) Commercial garden nurseries or greenhouses with buildings.
- (10) Micro-scale WECS.

(d) R-1 bulk standards.

	<u>MUSA – A (Detached Villa)</u>	<u>MUSA (Single Family Detached Home)</u>	<u>Rural Developing (Large Single Family Lots)</u>	<del>Central Rural Reserve Area</del>	<u>Rural Preserve</u>
<u>Minimum lot size</u>	<u>.15 acres</u>	<u>.25 acres</u> <del>10,800 square feet</del>	2.5 acres	<del>10 acres</del>	<del>10 acres</del>
<u>Minimum density</u>	<u>2.5 units per acre</u>	<u>2.5 units per acre</u>	1 unit per 2.5 acres (gross) <u>(minimum)</u>		
<u>Maximum density</u>	<u>4 units per acre (maximum)</u>	3 units per acre/4 units per acre with PUD (net) <u>(maximum)</u>	<u>N/A</u>	<del>4 units per 40 acres (gross)</del>	<del>4 units per 40 acres (gross)</del>
<u>Minimum lot width</u>	<u>65 feet</u>	80 feet/ <u>90 feet - corner lot</u>	200 feet/ 100 feet on cul-de-sac	<del>200 feet</del>	<del>200 feet</del>
Front yard setback	<u>25 feet</u>	30 feet	40 feet	<del>40 feet</del>	<del>40 feet</del>
Side yard setback uninhabitable	<u>5 feet</u>	6 feet	10 feet	<del>10 feet</del>	<del>10 feet</del>
Side yard setback habitable	<u>5 feet</u>	<u>10 feet</u>		<del>10 feet</del>	<del>10 feet</del>
Side yard setback for corner lots	<u>25 feet</u>	30 feet	40 feet	<del>40 feet</del>	<del>40 feet</del>

Rear yard setback	<u>20 feet</u>	30 feet	40 feet	40 feet	40 feet
Rear yard setback when adjoining a parcel zoned Park <sup>3</sup>	<u>20 feet</u>		NA	NA	NA
Major/minor arterial setback measured from the centerline of the road right-of-way	<u>60 feet from right-of-way centerline plus the local applicable setback</u>			60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback
Service road setback	<u>35 feet</u>			35 feet	35 feet
Maximum building height ( <del>measured from mean ground level to mean ground gable</del> ) ( <u>measured from lowest adjacent grade to average height between eaves and highest ridge</u> )	<u>35 feet</u>			35 feet	35 feet
Minimum floor areas: (main floor)					
Rambler with garage	<u>912 square feet (main floor)</u>			912 square feet (main floor)	912 square feet (main floor)
Split level with garage	<u>720 square feet (total of main living areas)</u>			720 square feet (total of main living areas)	720 square feet (total of main living areas)
Two story with garage	<u>720 square feet (main floor)</u>			720 square feet (main floor)	720 square feet (main floor)

Townhouse with garage		PUD Required	NA	NA	NA
		<u>1 bedroom—700 square feet</u>			
		<u>2 bedrooms—800 square feet</u>			
		<u>3 bedrooms—960 square feet</u>			
		<u>Each additional bedroom 125 square feet</u>			
Duplex dwelling		NA	NA	NA	NA
Twinhome dwelling		NA	NA	NA	NA
Multifamily dwelling		NA	NA	NA	NA
Maximum building lot coverage	<u>35%</u>			35%	35%
Maximum driveway width at street <sup>2</sup>	<u>30 feet; 24 feet on culs-de sac</u>			30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac
Maximum number of driveways <sup>2</sup>	<u>1 per street frontage</u>		2	2	2
Side yard setback for driveways <sup>2</sup>	<u>5 feet</u>			5 feet	5 feet
Required driveway surface <sup>2</sup>	<u>Bituminous or Concrete</u>		Bituminous, Concrete, or Class V	<del>Bituminous, Concrete, or Class V</del>	<del>Bituminous, Concrete, or Class V</del>
Accessory structure setbacks:					
Front <sup>1</sup>	<u>25 feet or same as principal structure, whichever is greater</u>	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	<del>40 feet or same as principal structure, whichever is greater</del>	<del>40 feet or same as principal structure, whichever is greater</del>
Rear	<u>5 feet</u>			5 feet	5 feet

Side	<u>5 feet</u>	6 feet	10 feet	<del>10 feet</del>	<del>10 feet</del>
Side Corner	<u>25 feet</u>	30 feet	40 feet	<del>40 feet</del>	<del>40 feet</del>

<sup>1</sup> Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

<sup>2</sup> A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

<sup>3</sup> To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

~~(e) Development eligibility within the rural developing, central rural preserve and rural preserve areas. When a parcel's acreage is not evenly divisible by ten allowing for a pro rata density of four units per 40 acres, an additional lot may be developed only if the size of the fractional parcel is at least 75 percent of that required for a single or an additional lot. Eligible units per lot are as follows:~~

Lot Size	Eligible Units
<del>7.5 to 17.49 acres</del>	<del>1</del>
<del>17.5 to 27.49 acres</del>	<del>2</del>
<del>27.5 to 37.49 acres</del>	<del>3</del>
<del>37.5 to 40.0 acres</del>	<del>4</del>

**Sec. 117-112. - R-2 Residential District.**

(a) Intent. The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the ~~2002~~ 2040 MUSA. All lots created by subdivision located within the ~~2020-2040~~ MUSA shall be serviced by sanitary sewer and municipal water.

(b) Permitted uses.

- (1) Multiple-dwelling structures which include attached townhomes, duplexes, twinhomes, townhomes, and apartment buildings, containing no more than ten units.
- (2) Detached townhomes, including villas or cottage homes.
- (3) State licensed group homes in accordance with state statutes.
- (4) Licensed home daycares in accordance with state statutes.
- (5) Home occupations as permitted by section 117-351.
- (6) Accessory uses as permitted by section 117-349.

(d) R-2 bulk standards.

Miscellaneous Standards	Duplex	Twinhome or Quad
Lot size	14,000 square feet per structure	7,000 square feet per dwelling unit
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	100 feet	50 feet
Front yard setback	30 feet	30 feet
Side yard setback	10 feet	10 feet
Side yard setback corner lot	30 feet	30 feet
Side yard interior wall setback	N/A	0
Rear yard setback	30 feet	30 feet

Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet
Accessory structure setbacks:		
–Front	30 feet or same as principal structure, which ever is greater	30 feet or same as principal structure, which ever is greater
–Rear	5 feet	5 feet
–Side	6 feet	6 feet
–Side corner	30 feet	30 feet
Maximum number of units per structure	2	2 (4 for quad)

Miscellaneous Standards	<del>Attached and Detached Villa Townhomes</del>	Multifamily or Townhome (Attached)
<u>Minimum Lot size</u>	<del>None</del> <u>.15 Acres</u>	None
Minimum density (net)	<u>4.0</u>	<u>4.0</u>
Maximum density (net)	7.0	7.0
Lot width	<del>None</del> <u>50 Feet</u>	<del>100 feet</del> <u>N/A</u>
<del>Building setback from public street right of way</del>	<u>25 feet</u>	<u>25 feet</u>
Building setback from private street measured from back of curb <u>or public street right of way</u>	<u>25 feet</u>	
Building setback from exterior development boundary line	<del>30 feet</del>	30 feet
	<u>25 feet (detached)</u>	
<u>Front yard setback</u>	<u>25 feet</u>	<u>30 feet</u>
<u>Side yard setback</u>	<u>5 feet</u>	<u>30 feet</u>
<u>Side yard setback corner lot</u>	<u>25 feet</u>	<u>30 feet</u>
<u>Rear yard setback</u>	<u>20 feet</u>	<u>30 feet</u>
<u>Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)</u>	<u>35%</u>	
Maximum building height ( <del>measured from mean ground level to mean gable</del> ) (measured from lowest adjacent grade to average height between eaves and highest ridge)	<u>35 feet</u>	
Open space required	<del>40% general open space 10% of which must be identifiable community space</del> <u>N/A</u>	40% general open space 10% of which must be identifiable community space

Minimum separation between buildings, appurtenances thereto (i.e., patios, decks)	15 feet	20 feet
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Accessory structure setbacks:	<del>30 feet</del>	<del>30 feet</del>
<u>Front</u>	<u>30 feet or same as principal structure, whichever is greater</u>	<u>N/A</u>
<u>Rear</u>	<u>5 feet</u>	<u>N/A</u>
<u>Side</u>	<u>6 feet</u>	<u>N/A</u>
<u>Side corner</u>	<u>30 feet</u>	<u>N/A</u>
<del>Maximum number of units per structure</del>	<del>81 (detached)</del>	<del>10</del>